

APN: 139-34-110-004

WHEN RECORDED MAIL TO:

Land Services

Nevada Power Company

P.O. Box 98910 MS 9

Las Vegas, NV 89151-0001

**GRANT OF EASEMENT**

CITY PARKWAY V, INC., a Nevada non-profit Corporation for One Dollar and other valuable consideration, do hereby grant and convey to **NEVADA POWER COMPANY** its successors and assigns, the right to construct, to operate, to add to, to maintain, and to finally remove underground electric system(s), consisting of duct lines, manholes, vaults, wires, cables, switch vaults and/or transformer installation above or below ground surface, service boxes, and other fixtures and apparatus, or any thereof (Utility Facilities), for the transmission and distribution of electricity and communication facilities upon, over, under, and across the parcel(s) hereinafter described:

The above referred to parcels of land, situate in the County of Clark, State of Nevada, are those portions of the Northeast Quarter ( NE ¼) and the East Half (E ½) of Section 33, Township 20 South, Range 61 East, and the West Half (W ½) of Section 34, Township 20 South, Range 61 East, M.D.M., Nevada, described as follows:

See Exhibit "A" attached hereto and made a part by this reference.

1. Grantee shall have, at all times, the rights of ingress and egress over said described land for the purposes herein stated.
2. Grantee shall be responsible for any damages, suffered by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities, to any personal property or improvements owned by Grantor and located on the property herein described.
3. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, debris, or any other obstruction from the surface or subsurface within said easement, and to cut down or trim all trees and brush within, adjacent to and outside of said easement to insure the safe and proper operations of the electric system, which in the reasonable judgement of Grantee may interfere with or endanger the constructing, maintaining, inspecting, repairing, reconstructing, and operating of said Utility Facilities.

RW# 0732-07dak

Proj# 184290 (Grand Central Parkway)

Reference Document: 20040429:01073; 20070208:02362

The Grantor retains the right to fence, to plant, to maintain and to so use said parcels for its own purpose so long as such use is consistent with the National Electric Safety Code and standard electrical practices and does not interfere with the rights herein granted. Property owner shall not permit the construction or placement of any structures within easement area, including, but not limited to, parking canopies, storage buildings and covered facilities without the written consent of Nevada Power Company.

WITNESS my (our) hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

CITY PARKWAY V, INC.

BY: Douglas A. Selby TITLE: President

Approved as to form

J. P. Smith 12/5/07  
Date

BY: TITLE:

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on \_\_\_\_\_  
\_\_\_\_\_, 2007 by Douglas A. Selby  
as President of City Parkway V, Inc.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Statement and/or Seal

APN: 139-34-110-004  
RW# 0732-07dak  
Proj# 184290 (Grand Central Parkway)  
Reference Document: 20040429:01073; 20070208:02362

# EXHIBIT A



Date: July 3, 2007  
J. Rangel

### **EXPLANATION**

THIS LEGAL DESCRIBES A UTILITY EASEMENT IN SUPPORT OF THE UNION PARK PROJECT, GENERALLY LOCATED ADJACENT TO GRAND CENTRAL PARKWAY, NORTH OF BONNEVILLE AVENUE.

### **LEGAL DESCRIPTION**

A PORTION OF LOT 5 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "PARKWAY CENTER, A COMMERCIAL SUBDIVISION" RECORDED IN BOOK 53, PAGE 61 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, M.D.M., DESCRIBED AS FOLLOWS:

### **PARCEL 1**

**COMMENCING** AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE; THENCE ALONG THE CENTERLINE OF SAID GRAND CENTRAL PARKWAY THE FOLLOWING THREE(3) COURSES: (1) NORTH 03°50'03" WEST, 209.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET; (2) THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°45'19", AN ARC LENGTH OF 277.12 FEET; (3) NORTH 27°55'16" EAST, 26.15 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 62°04'44" EAST, 50.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GRAND CENTRAL PARKWAY, SAID POINT BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOT 5, SAID POINT ALSO BEING THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 62°04'44" EAST; THENCE DEPARTING SAID NORTHWESTERLY LINE OF LOT 5 NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 43°53'02" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°55'58", AN ARC LENGTH OF 33.70 FEET TO A POINT LYING ON THE NORTHWESTERLY LINE OF PARCEL A-2 AS SHOWN IN FILE 163, PAGE 35 OF SURVEYS; THENCE ALONG THE SAID NORTHWESTERLY LINE OF PARCEL A-2 THE FOLLOWING TWO(2) COURSES: (1) NORTH 27°55'16" EAST, 104.45 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; (2) THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°10'50", AN ARC LENGTH OF 44.08 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'; THENCE DEPARTING SAID NORTHWESTERLY LINE OF PARCEL A-2, SOUTH 22°14'29" WEST, 34.00 FEET; THENCE NORTH 67°53'54" WEST, 15.39 FEET; THENCE SOUTH 27°55'16" WEST, 188.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°42'08", AN ARC LENGTH OF 34.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A-2; THENCE ALONG

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SAID SOUTHERLY LINE, NORTH 62°20'53" WEST, 25.07 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF GRAND CENTRAL PARKWAY, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 66°32'04" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'20", AN ARC LENGTH OF 34.99 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 27°55'16" EAST, 26.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,094 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

#### **PARCEL 2**

**COMMENCING** AT THE AFOREMENTIONED POINT 'A'; THENCE NORTH 23°55'18" EAST, 56.03 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 22°06'06" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°49'10", AN ARC LENGTH OF 50.17 FEET TO A POINT LYING ON SAID NORTHWESTERLY LINE OF LOT 5; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 5, NORTH 27°55'16" EAST, 406.24 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.00 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE OF LOT 5, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 43°53'02" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°27'28", AN ARC LENGTH OF 31.08 FEET; THENCE NORTH 27°55'16" EAST, 148.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'B'; THENCE SOUTH 28°00'36" WEST, 24.00 FEET; THENCE NORTH 62°04'44" WEST, 14.95 FEET; THENCE SOUTH 27°55'16" WEST, 628.79 FEET; THENCE SOUTH 67°53'54" EAST, 5.58 FEET; THENCE SOUTH 21°57'14" WEST, 24.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,955 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

#### **PARCEL 3**

**COMMENCING** AT THE AFOREMENTIONED POINT 'B'; THENCE NORTH 21°32'36" EAST, 87.54 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON A





NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 27°55'16" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°02'38", AN ARC LENGTH OF 48.19 FEET TO A POINT LYING ON SAID NORTHWESTERLY LINE OF LOT 5 AND THE TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 60°02'06" EAST; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 5 THE FOLLOWING TWO(2) COURSES; (1) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°39'36", AN ARC LENGTH OF 146.56 FEET; (2) NORTH 48°37'30" EAST, 113.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.00 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE OF LOT 5, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 23°10'48" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 32.39 FEET; THENCE NORTH 48°37'30" EAST, 148.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'C'; THENCE SOUTH 48°48'59" WEST, 19.00 FEET; THENCE NORTH 41°22'30" WEST, 14.94 FEET; THENCE SOUTH 48°37'30" WEST, 335.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°53'53", AN ARC LENGTH OF 147.60 FEET; THENCE SOUTH 62°04'44" EAST, 5.17 FEET; THENCE SOUTH 27°46'26" WEST, 21.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11,085 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

#### **PARCEL 4**

**COMMENCING** AT THE AFOREMENTIONED POINT 'C'; THENCE NORTH 32°14'08" EAST, 35.44 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 48°37'30" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT LYING ON THE SAID NORTHWESTERLY LINE OF LOT 5; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 5, NORTH 48°37'30" EAST, 39.61 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.00 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE OF LOT 5, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 23°10'48" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 32.39 FEET; THENCE





NORTH 48°37'30" EAST, 150.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'48", AN ARC LENGTH OF 47.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'D'; THENCE SOUTH 48°48'44" WEST, 19.00 FEET; THENCE NORTH 41°22'42" WEST, 14.94 FEET; THENCE SOUTH 48°37'30" WEST, 274.52 FEET; THENCE SOUTH 41°22'30" EAST, 4.94 FEET; THENCE SOUTH 48°26'01" WEST, 19.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,685 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

#### **PARCEL 5**

**COMMENCING** AT THE AFOREMENTIONED POINT 'D'; THENCE NORTH 32°13'11" EAST, 35.44 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 48°37'18" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°17'27", AN ARC LENGTH OF 46.23 FEET TO A POINT LYING ON SAID NORTHWESTERLY LINE OF LOT 5; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 5 THE FOLLOWING THREE(3) COURSES: (1) NORTH 48°37'30" EAST, 452.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; (2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°40'39", AN ARC LENGTH OF 201.67 FEET; (3) NORTH 74°18'09" EAST, 2.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE OF LOT 5 SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°48'51", AN ARC LENGTH OF 50.17 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'E'; THENCE SOUTH 80°02'36" WEST, 10.00 FEET; THENCE NORTH 09°53'00" WEST, 7.08 FEET; THENCE SOUTH 74°18'09" WEST, 22.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°40'39", AN ARC LENGTH OF 190.47 FEET; THENCE SOUTH 48°37'30" WEST, 463.05 FEET; THENCE SOUTH 41°22'42" EAST, 4.96 FEET; THENCE SOUTH 48°31'58" WEST, 19.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 17,541 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

#### **PARCEL 6**

**COMMENCING** AT THE AFOREMENTIONED POINT 'E'; THENCE NORTH 67°51'32" EAST, 71.63 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 09°53'00" WEST, 13.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°11'08", AN ARC LENGTH OF 12.66 FEET TO A POINT LYING ON SAID



NORTHWESTERLY LINE OF LOT 5; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH  $74^{\circ}18'09''$  EAST, 222.75 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET; (2) THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $43^{\circ}37'41''$ , AN ARC LENGTH OF 266.51 FEET; (3) SOUTH  $27^{\circ}55'50''$  WEST, 5.00 FEET; (4) SOUTH  $62^{\circ}04'10''$  EAST, 68.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5; THENCE ALONG SAID EASTERLY LINE, SOUTH  $27^{\circ}55'16''$  WEST, 20.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH  $62^{\circ}04'10''$  WEST, 68.79 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 325.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $43^{\circ}37'41''$ , AN ARC LENGTH OF 247.47 FEET; THENCE SOUTH  $74^{\circ}18'09''$  WEST, 227.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,457 SQUARE FEET MORE OR LESS.

TOTAL CONTAINS 67,817 SQUARE FEET MORE OR LESS.

**BASIS OF BEARINGS**

NORTH  $03^{\circ}50'03''$  WEST, BEING THE BEARING OF A PORTION OF THE CENTERLINE OF GRAND CENTRAL PARKWAY AS SHOWN IN BOOK 53, PAGE 61 OF PLATS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**END OF DESCRIPTION.**

DENNIS H. JENSEN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 5859

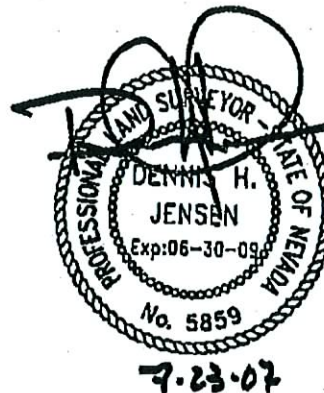




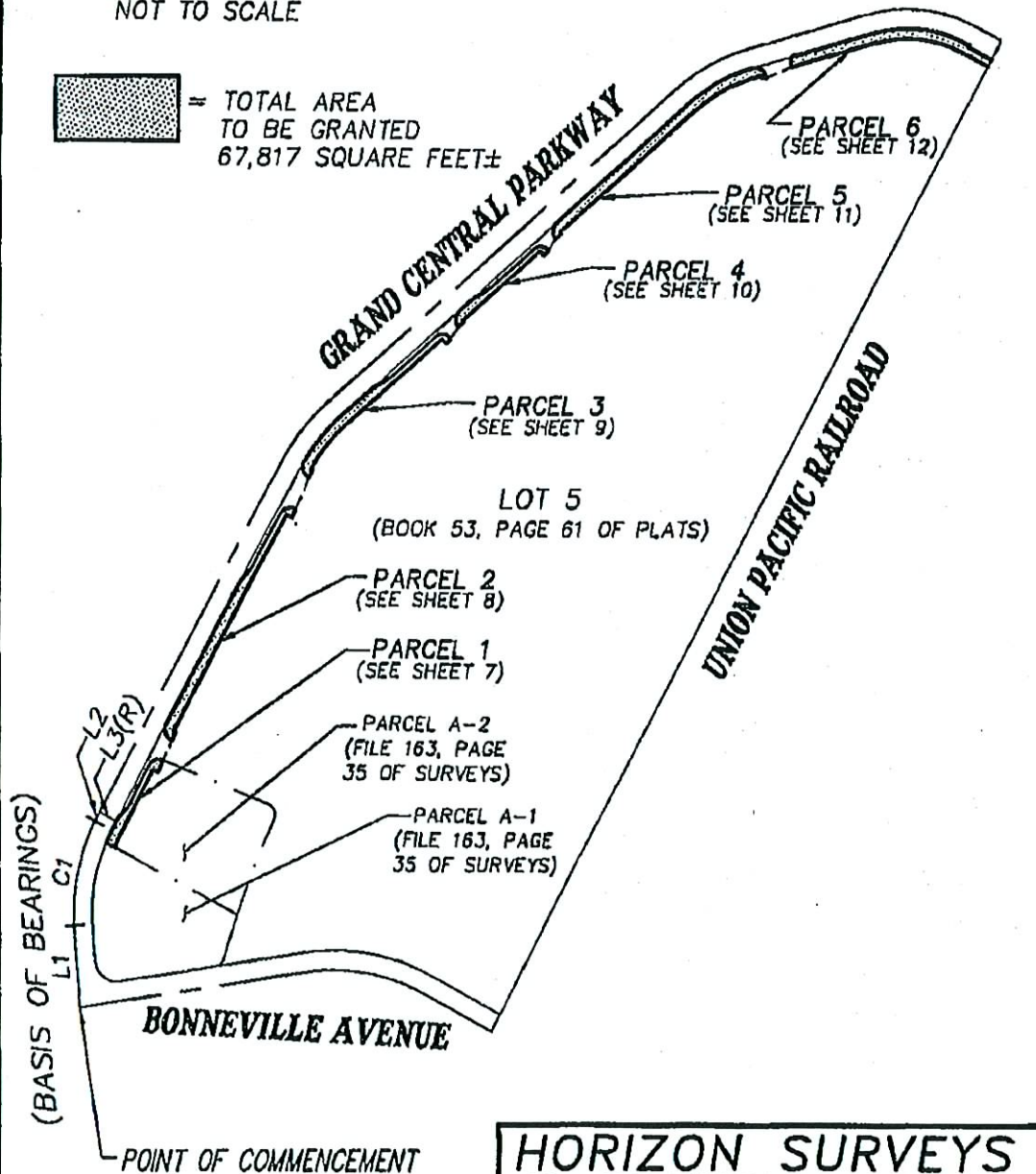
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



NOT TO SCALE



= TOTAL AREA  
TO BE GRANTED  
67,817 SQUARE FEET±



**HORIZON SURVEYS**



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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

# PARCEL 1

